



**2 Exmoor Avenue, Leicester. LE4 0BH**

**£320,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

Tucked away in a peaceful cul-de-sac just off Blackbird Road, this extended three-bedroom semi-detached home offers an ideal blend of space, practicality, and convenience for family living. Beautifully maintained throughout, the property boasts a generous open-plan sitting/dining room with bay window and patio doors, a fitted dining kitchen, and the added benefit of a ground floor cloakroom. Upstairs, three well-proportioned bedrooms are complemented by a modern shower room, while outside, the low-maintenance landscaped garden provides the perfect spot for relaxing or entertaining. A large garage, separate brick-built workshop, and excellent commuter links further enhance this home's appeal, with schools and local amenities all within walking distance. Early viewing is strongly advised to appreciate everything this property has to offer.

EPC Rating TBC    Council Tax Band B

## FEATURES

- Three Bedroom Semi Detached Property
- Quiet Cul-de-sac Location
- Generous Living Space With Open Plan Sitting/Dining Room
- Fitted Dining Kitchen & Ground Floor WC
- Large Garage & Separate Brick Built Workshop
- Low Maintenance Landscaped Garden
- Excellent Commuter Links
- Close To Local Amenities
- Council Tax Band B
- EPC Rating TBC





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch & Hallway

Entered via UPVC double glazed porch with tiled flooring, leading into a welcoming hallway with laminate flooring, radiator, and staircase to the first floor.

#### Cloakroom

1.65m x 1.73m (5' 5" x 5' 8")

With laminate flooring, radiator, and storage cupboard housing consumer unit.

#### Ground Floor WC

1.63m x 1.21m (5' 4" x 4' 0")

Fully tiled with low-flush WC, vanity sink unit, mixer tap, spotlights, and frosted window.

#### Sitting/Dining Room

7.69m into bay x 3.32m (25' 3" x 10' 11")

A spacious open-plan reception room with bay window to front aspect, brick fireplace with gas flame-effect fire, coving to ceiling, TV point, patio doors leading to the rear garden.

#### Dining Kitchen

3.8m x 3.87m (12' 6" x 12' 8")

Fitted with a range of base and eye-level units, contrasting worktops, tiled splashbacks, ceramic tiled floor, stainless steel sink with mixer tap, integrated undercounter fridge, space for double oven, microwave, washing machine, and extractor fan. Rear window overlooking the garden.

#### Side Porch

7.49m x 0.99m (24' 7" x 3' 3")

With UPVC doors providing access front to back, ceiling lights, and wooden door to garage.

#### Outside

Garage – 7.59m x 2.65m, with up-and-over door, light, power, UPVC window to rear, shelving and storage units, concrete floor.

Workshop – 2.54m x 2.35m, brick built with UPVC window, power, lighting, vinyl flooring, and workbench.

Garden – Step down from the lobby into a beautiful low-maintenance garden, landscaped with paved areas, mature shrubs, and raised borders. Benefits include outside tap, lighting, power socket, and a brick-built former coal store with electric light.





## ROOM DESCRIPTIONS

### First Floor

#### Landing

With side window and loft access.

#### Bedroom One

3.67m x 2.5m (12' 0" x 8' 2")

Double bedroom with front aspect UPVC window, fitted wardrobes, laminate flooring and pendant lighting.

#### Bedroom Two

3.49m x 3.03m (11' 5" x 9' 11")

Another double bedroom with rear aspect UPVC window, chimney breast, cupboard housing Worcester boiler, laminate flooring and pendant lighting.

#### Bedroom Three

2.52m x 2.29m (8' 3" x 7' 6")

Spacious single bedroom with UPVC window to front aspect, laminate flooring and pendant lighting.

#### Bathroom

1.9m x 2.43m (6' 3" x 8' 0")

Fully tiled with low-flush WC, vanity sink unit, large shower enclosure with Mira Jump electric shower, chrome heated towel rail, spotlights, and frosted window.

### Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 7mbps, superfast 77mbps and ultrafast 1000mbps. Mobile signal strengths are strong for O2 and Vodaphone and medium for EE and Three.

### Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide-angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.













